

LOWER TUCK



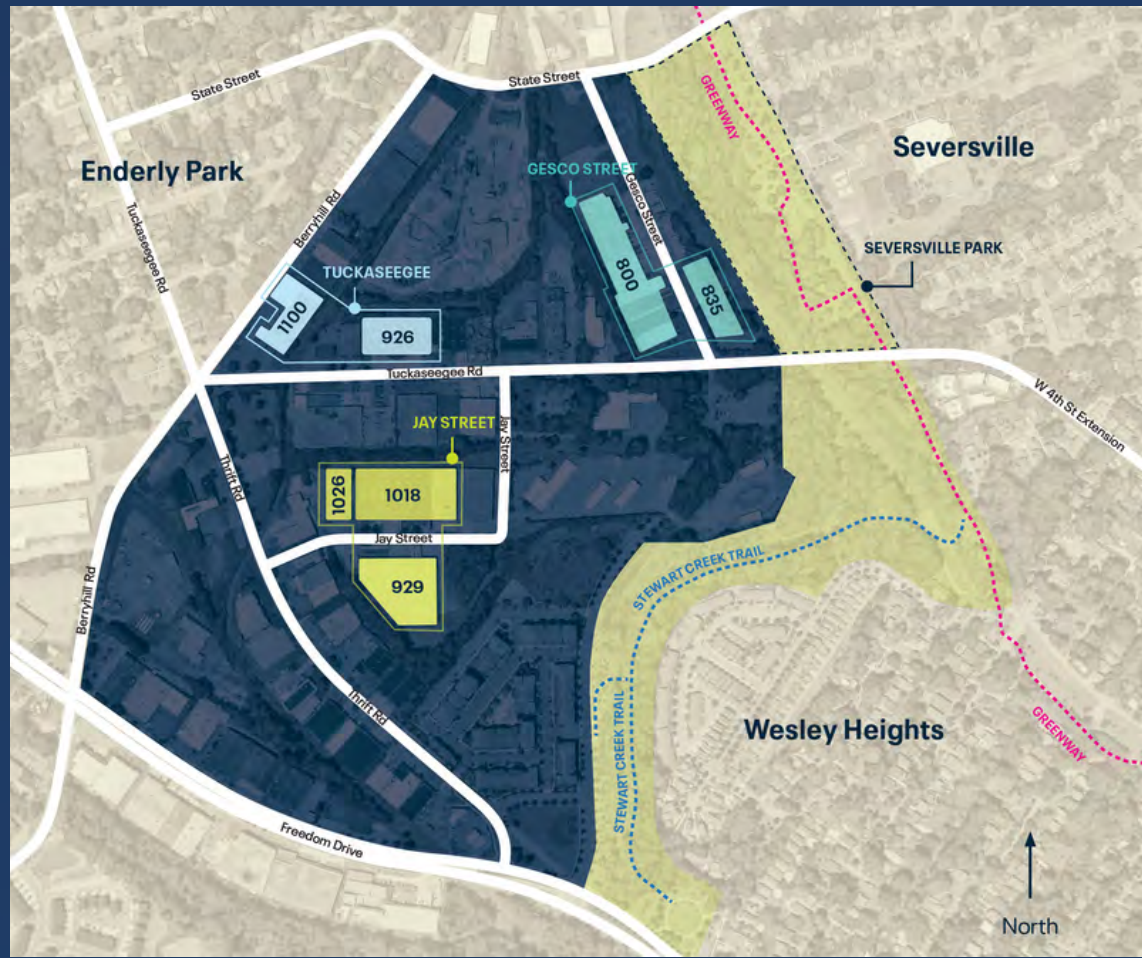
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A PROJECT BY





EXCEPTIONAL ACCESSIBILITY

1.6 MILES
PANTHERS STADIUM

1.2 MILES
I-77

5.5 MILES
CLT AIRPORT

1.9 MILES
I-85

0.8 MILES
UPTOWN

2.3 MILES
SOUTH END

6 remixed warehouse buildings
+1 new construction

FREE-MORE WEST neighborhood

ample patio + useable outdoor space

FAST GROWING

LET'S WALK!

400K SF
office, retail, showroom

greenway access

SURFACE PARKING



- FMW Commercial District
- Local Parks
- Greenway Trail
- Stewart Creek Trail
- Lower Tuck Buildings
- Proximity
- Future Goldline Extension
- Irwin Creek Trail

WELCOME TO THE NEIGHBORHOOD



NOTABLE AREA DEVELOPMENT

EXISTING



625K
RSF
OFFICE



250K
RSF
RETAIL

PLANNED/UNDER CONSTRUCTION



380K
RSF
OFFICE

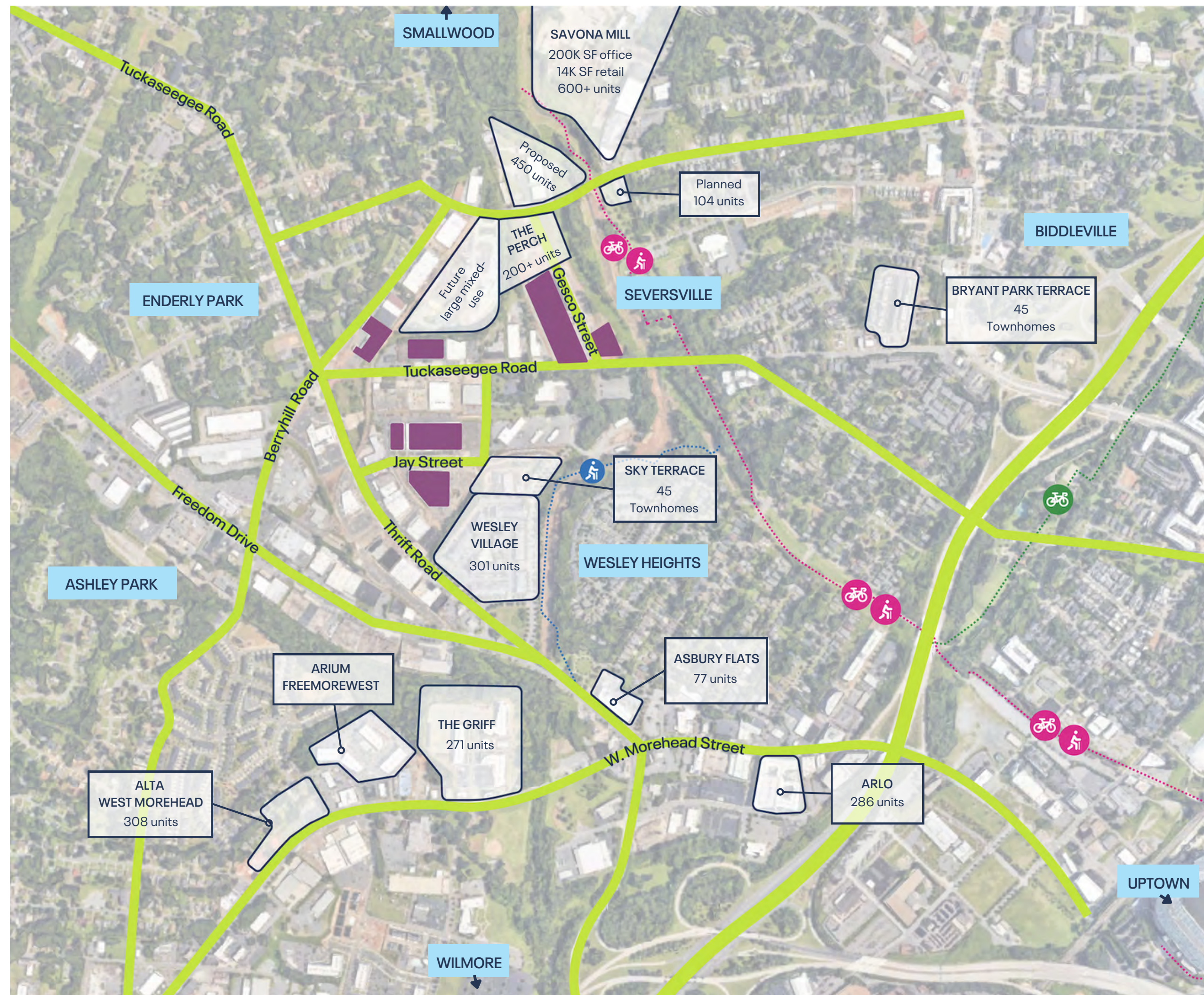


14K
RSF
RETAIL

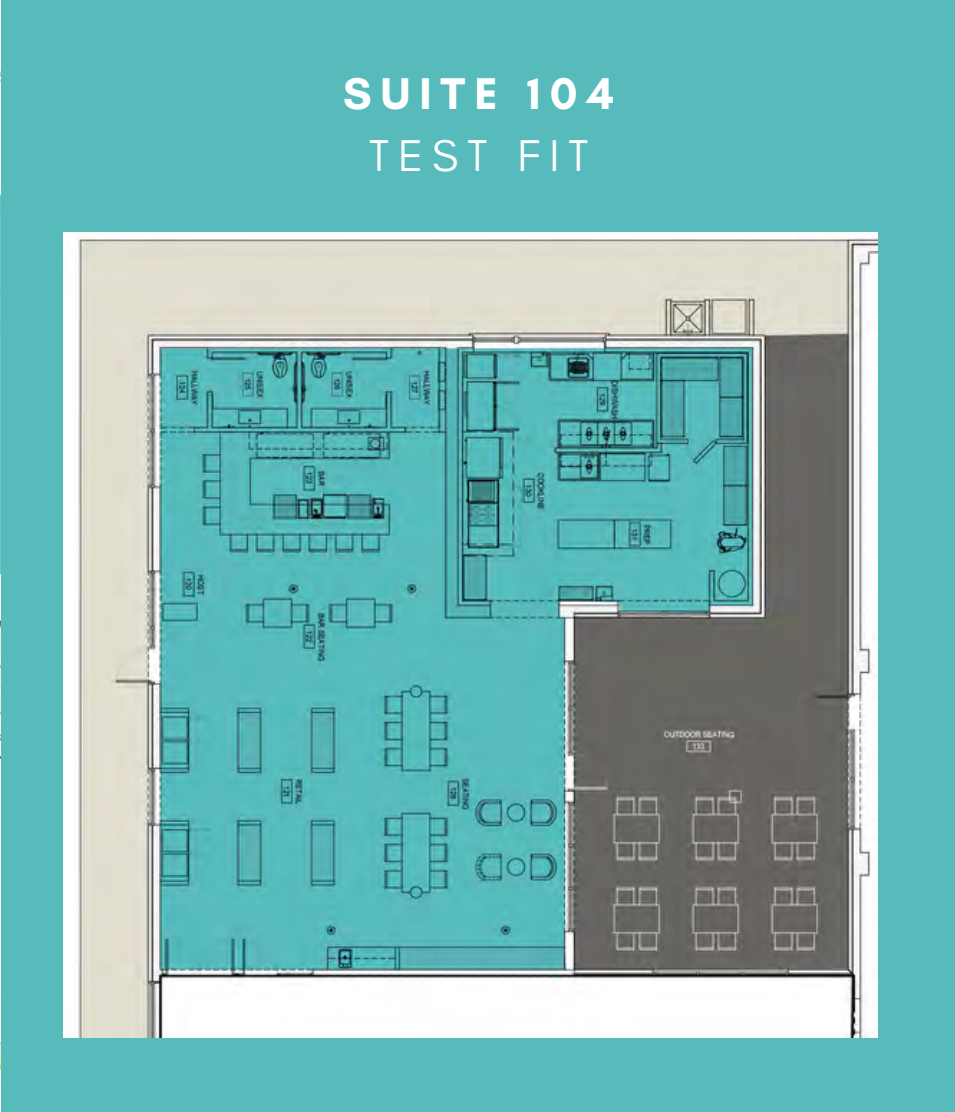
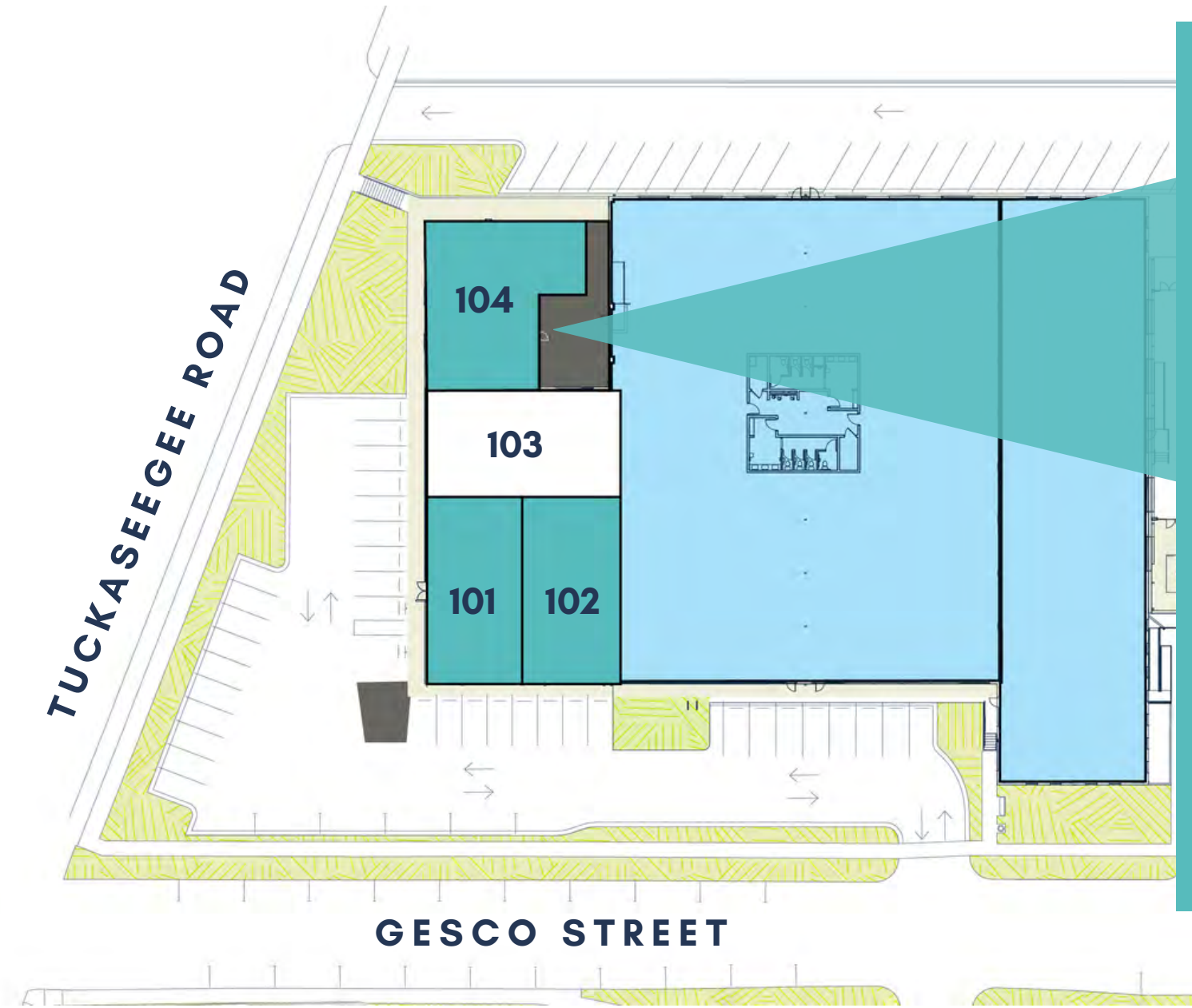


CHANGE IN MEDIAN HOME SALES PRICE 2017-2022

ASHLEY PARK ↑ 139%	SEVERSVILLE ↑ 91%	UPTOWN ↑ 27%
SMALLWOOD ↑ 81%	ENDERLY PARK ↑ 350%	BIDDLEVILLE ↑ 151%
WILMORE ↑ 34%	WESLEY HEIGHTS ↑ 29%	



800 GESCO STREET



Available Retail Office Patio

SUITE	INTERIOR SF	OUTDOOR SF	USE
101	1,590	100	F&B/RETAIL
102	1,596	-	F&B/RETAIL
103	-	At Lease	-
104	2,440	1,436	F&B/RETAIL



7,981 SF
F&B/Retail



88,463 SF
Office



Easy on-site
surface parking



Private
patios



SUITE 104 PATIO